

## First Supplement to Memorandum 2020-64

**Emergency-Related Reforms:  
Common Interest Development Meetings  
(Draft Recommendation)**

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The Commission<sup>1</sup> received another letter commenting on its tentative recommendation in this study, from Tom Freeley of the California Association of Community Managers.

Mr. Freeley urges the Commissions to “consider expanding the current proposal to allow teleconferencing for associations that lack adequate common area space” to hold meetings.

Respectfully submitted,

Brian Hebert  
Executive Director

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1. Any California Law Revision Commission document referred to in this memorandum can be obtained from the Commission. Recent materials can be downloaded from the Commission’s website ([www.clrc.ca.gov](http://www.clrc.ca.gov)). Other materials can be obtained by contacting the Commission’s staff, through the website or otherwise.

The Commission welcomes written comments at any time during its study process. Any comments received will be a part of the public record and may be considered at a public meeting. However, comments that are received less than five business days prior to a Commission meeting may be presented without staff analysis.





November 12, 2020

California Law Revision Commission  
Attn: Mr. Brian Hebert, Executive Director  
400 Mraak Hall Drive  
Davis, CA 95616

Re: Study X-100, H-850 Emergency Related Reforms: Common Interest Development Meetings

Dear Commissioners,

The California Association of Community Managers (“CACM”) writes to express support for expanding the current proposal to allow teleconferencing for associations that do not have meeting space within the common area that is adequate to hold a board or member meeting (Memorandum 2020-64). The current practice of renting space is not cost-effective, particularly in the midst of an economic recession that will take a while for associations and owners to recover from. It is also an inconvenience for many members who have to travel outside of the community to attend the meeting. This obstacle is not an insignificant one for many owners, particularly seniors. Furthermore, using members’ homes is not COVID safe and even beyond the current pandemic, owners will understandably be less inclined to open up their homes. We are aware of instances where no owners volunteer to host meetings and the meetings are held in a park in the heat or in the cold. Again, not ideal for getting adequate owner participation.

We understand the desire of the Commission to keep the proposal limited to emergency situations; however, one thing that we have learned from the pandemic is that teleconferencing works and, in many instances, results in better participation. We believe that this limited expansion is consistent with the logic of the current proposal: participation is enabled when the only alternative almost ensures lower participation.

For these reasons, we urge the Commission to consider expanding the current proposal to allow teleconferencing for associations that lack adequate common area space. This will save the owners’ money and make it easier to attend meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Freeley", written over a light blue horizontal line.

Tom Freeley, CEO  
CACM